

MINUTES OF BRADDAN PARISH COMMISSIONERS
held in Commissioners Office, Close Corran, Union Mills, Braddan at 2pm on
Thursday 26th February 2015

In Attendance

Mr A Jessopp Chairman
 Mrs M Hodge
 Mr P Halsall
 Mr J C Whiteway Clerk
 Miss M Radcliffe Deputy Clerk and Finance Officer

- 15/050 Apologies for absence**
 Apologies were received from Mr Slinn and Mr Quaye.
- 15/051 Declaration of Interest**
 There were no declarations of interest.
- 15/052 Issue of Summons / Agenda**
 It was noted that all members had received Summons/Agenda at least three clear days before the date of the meeting.
- 15/053 Deferral of Matters on the Agenda to Private**
 The following items were deferred to a private meeting:
 Item 14: Tenants house move
- 15/054 Questions from Members of the Public**
 There were no questions from members of the public.
- 15/055 Minutes of Recent Meetings**
 The Minutes of the Meeting held on Thursday 22nd January 2015 were **unanimously approved** and signed by Chairman as a correct record of the proceedings.
- 15/056 Matters Arising**
- a) Petition of Doleance of Tel's Limited Ref: Minute 15/007a**
 It was **unanimously resolved** to note that the full and final payment had been received.
- b) Heritage Trail – Works Ref: Minute 15/007c**
 The Clerk reported that work along the trail was very close to completion.
- The Dol had finished of the remaining 600m of the Trail from the Access Road.
- It was **unanimously resolved** to ensure that a proper maintenance programme was in place including having it regularly swept.
- c) Future of Unit 41 Ref: Minute Ref: Minute 15/007d**
 The Clerk advised that he spoken to contractor and agreed a price of £5000 pa for a portion of the area.
- It was **unanimously resolved** that a formal contract would be established confirming the rent, termination and reinstatement arrangements.



d) Adoption of Proposed Public Street Lighting Scheme - Middle Farm Park Ref: Minute 15/007f

Consideration was again given to the proposal that the Authority adopt the newly installed lights on the road to the Middle Farm Industrial Park.

It was again reiterated that contractors should not simply expect the Commissioners to adopt any lights that were installed without prior consultation.

It was noted that the Park was expected to expand which would require more lights and the Commissioners **unanimously resolved** that they would defer consideration until all the development had been completed.

e) Potential Structural Issues - 15 Close-y-Lhergy Minute 15/007g

It was **unanimously resolved** to note that the investigations were ongoing.

f) Department of Infrastructure – Pre-Petition – Proposed Development at Strang Corner Field Ref: Minute 15/016

It was **unanimously resolved** to note that the meeting with Mr Gawne MHK had taken place and a meeting with Treasury had been requested as they had voiced concerns over the financial predictions.

g) Department of Infrastructure – Transfer of Functions Ref: Minute 15/017

It was **unanimously resolved** to note that work was progressing on the specification for the services that were being transferred, prior to the contracts going out to tender.

h) Painting of Playground Equipment Ref: Minute 15/028

The Commissioners **unanimously resolved** to note that, due to work commitments, the selected contractor was unable to undertake the work and the contract had been given to Gerry Maginn Painters and Decorators.

i) Memorial Hall – Proposed Upgrade Ref: Minute 15/030

The Clerk reported that the tenant of the office had advised that he wished to retain the downstairs room.

It was **unanimously resolved** to note that a further alternative involving moving the disabled toilet was to be considered by the architect.

j) Snugborough Farm – Condition Update Ref: Minute 15/031

The Clerk reported that the Commissioners had met Mr Callin, their legal adviser, who felt that the quickest way of being in a position to purchase the land was to assist the family in appointing an administrator via the Courts and recoup any legal costs from the sale.

The Commissioners **unanimously resolved** to note the Community Wardens report on the very poor condition of the property and that work was continuing to trace the family members and potential beneficiaries.

k) Marshall Cryer Architects – Numbers 6 and 11 Close Y Lhergy Ref: Minute 15/034

It was **unanimously resolved** to note that investigations were continuing into the causes of damp in the bedrooms and a report from the architect was awaited.

I) Strang Road road marking drawings Ref: Minute 15/038

It was **unanimously resolved** to note that an informative and helpful meeting had taken place on Strang Road between the Commissioners and a Department representative.

15/057 Matters for Consideration from Section 2

There were no matters for consideration from Section 2.

Section 1:**15/058 No Waste in Braddan Campaign**

The Commissioners noted the Finance Officers report on the progress of the No Waste in Braddan Campaign and the following forthcoming events:

- Morsbag workshop Friday 13th March 2015
- Recycling Questionnaire to be issued with Rates Demands
- Composting Course with IOM Children's Centre on 25th April.

It was **unanimously resolved** to note the progress of the project.

15/059 Ballacottier School – Fund Raising Scheme

Consideration was given to a report from the Community Warden who had been approached by Mr Partington a teacher at Ballacottier to enquire if the Commissioners were able to contribute toward the £75,000 cost of an astro turf pitch at the school.

The Commissioners noted the report and that the Department of Education were able to part fund the proposal but the school was looking for contributions up to the value of £35,000.

After discussion the Commissioners that they would like to see more evidence of the schools attempts to raise the sum required, but it was felt that if any contribution was made it would unlikely be the full sum they sought.

It was **unanimously resolved** to await further contact from the school.

15/060 Future of Cronkbourne Village

The Chairman reported that a meeting had taken place with Mr Callin their legal adviser regarding the future of the village and the opportunities for its disposal.

Following the meeting it was felt that a formal resolution to sell the properties was required.

The Chairman therefore proposed, and the proposal seconded by Mr Halsall, that the Commissioners sell the Village at the earliest opportunity.

It was **unanimously resolved** to accept the proposal and expressions of interest for the purchase of the land were to be sought.

15/061 Cabinet Office – Digital Strategy

It was **unanimously resolved** to note the document indicating the launch by the Cabinet Office of the survey into the development of a strategy on online services, and how government uses technology to remove paper and develop joined up services.

15/062 Discussion and Advice Sessions for Local Authorities – Draft Isle of Man Strategy Plan 2015

The Chairman reported that a meeting of the eastern authorities had taken place and concerns had been expressed about the accuracy of the predicted population figures in the Draft Plan which had led to the proposal that an extra 5100 dwellings would be required before 2026.

They had felt that the Draft Plan was therefore premature and that the Department should await the figures from the mini census that was due in 2016.

It was **unanimously resolved** the Clerk would advise the Department accordingly.

15/063 Hanging Baskets

In advance of the revised Grounds Maintenance Contract it was **unanimously resolved** to place the 2015 order for providing and maintaining the hanging baskets with Watsons Nurseries at a cost of £4748.

15/064 Recycling Key Performance Indicators

Consideration was given to a report from the Finance Officer regarding the document produced by Douglas Corporation on the performance of the recycling service during the twelve month period to December 2014.

The Commissioners noted:

- Paper had increased by 0.23 tonnes
- Glass had decreased by 1.17 tonnes
- The total recyclable weight had increased from 51.22 tonnes to 58.38 tonnes
- The total saving in tipping charges at the Energy from Waste Plant was £4641 which equated to 0.9p on the rate.

It was **unanimously resolved** to discuss with Douglas Corporation ways in which the service could be developed and to encourage more recycling using the No Waste in Braddan campaign.

15/065 Report on the Regional Pools Working Group Meeting

It was **unanimously resolved** to note the document which had been forwarded by the Municipal Association.

15/066 Braddan Parish Commissioners – Invitations

It was **unanimously resolved** to note the invitations to the following civic services

- Ballaugh Parish Civic Service 1st March 2015. Mrs Hodge and Mr Halsall to attend.

15/067 Business Plan Objectives

It was **unanimously resolved** to include in the 2015/16 Business Plan, the following schemes that had been identified in the estimates process:

- Lights at Ballafletcher and Cooil Road
- Improved facilities at the Memorial Hall
- The cycling strategy that include improved cycling facilities

- 15/068 Litter Picking - Kewaigue and Cooil Road**
The Clerk reported on the problems of litter on the main parish roads, especially Kewaigue Hill to the Energy from Waste Plant and the Cooil Road.
- He asked them to consider a formal approach to collecting litter from the roads in the light of the transfer of hedge cutting services to the authority when the problem would be more visible.
- It was **unanimously resolved** to contract a litter picking service in the short term but to consider at a later stage whether this type of work could be included in the Grounds Maintenance Contract.
- 15/069 Refuse Contract Negotiations**
It was **unanimously resolved** to note that a discussion document had been forwarded to Mr Clague the Borough Engineer at Douglas Corporation and a response was expected shortly.
- 15/070 Surrender of Waste Disposal Licence**
Consideration was given to an email from Mr McMillan enquiring if the Commissioners still required the waste licence for Unit 41.
- The Commissioners felt that the licence should be retained pending the results of the discussions on the waste disposal arrangements and it was **unanimously resolved** to advise Mr McMillan accordingly.
- 15/071 Invoices for Approval**
It was **unanimously resolved** to approve the following invoices in excess of £2k that required the authorisation of the Board:
- 24744 - Paul Carey & Sons Ltd
 - 24756 - Landscape Design & Management Ltd
 - 24760 - Manxutilities
 - 24764 - Douglas Corporation
 - 24765 - Hanley & Bell Ltd
 - 24768 - Power Cleaning Services
 - 24774 - N K Joinery
 - 24776 - Douglas Corporation
 - 24778 - Moore Stephens
 - 24843 - Douglas Corporation
- 15/072 Local Authority Borrowing Scheme**
It was **unanimously resolved** to note a letter of concern from Douglas Corporation regarding the agreement between the IOM Treasury and HSBC who would be taking over, from the IOM Bank, the provision of variable loans to all local authorities.
- 15/073 Litter from Vehicles**
It was **unanimously resolved** to defer the consideration of the matter pending a meeting with the Community Warden.
- 15/074 Fairy Bridge Middle Farm**
The Commissioners noted a report from the Community Warden about the problems of littering at the Fairy Bridge at Middle Farm which had been highlighted in recent press articles.

They noted that the land was owned by Dandara and was not part of the public right of way and it was **unanimously resolved** to note that the company should be contacted if there were any future litter problems.

15/075 Braddan Bags for Life

Consideration was given to a report from the Research and Development Officer regarding a proposal to purchase re-usable printed cotton shopping bags which would advertise and reinforce the recycling message and these could be handed out on Parish day.

A quote of £2135 for 1000 bags was noted and whilst the proposal was supported it was **unanimously resolved** to seek further quotes for the supply and printing of the bags.

15/076 Parking Control

It was **unanimously resolved** to defer the consideration of the matter pending a meeting with the Community Warden.

15/077 Provision of Internal Audit Services

Consideration was given to fee proposals for the three year contract for internal audit services from the following companies:

- Alexander Elliott
- Evolution Accounting
- Moore Stephens
- Price Waterhouse Cooper
- RSM McClure Watters (IOM)Ltd

After discussion it was **unanimously resolved** to award the contract to Evolution Accounting.

15/078 Braddan Parish Day Costs

It was **unanimously resolved** to agree the expenditure on the marquees and inflatables, jazz band, stage, Play People, toilets, security and 3FM for advertising.

Planning

15/079 Planning Applications

It was **unanimously resolved** that the Commissioners had no objections to the following Planning Applications:

- PA15 00068 B - Mr Tony Green - Erection of a polytunnel - The Old Parsonage East Baldwin
- PA15 00092 B - Fisheries Directorate - Alterations to existing and erection of two additional angling platforms and creation of timber access path and gate - DEFA This Slieau Whallian Foxdale Road St Johns
- PA15 00108 B - Mr Robin Smith - Demolition of existing dwelling and garage and erection of a pair of link detached dwellings with integral garaging - Burnside Cottage Main Road Union Mills
- PA15 00128 C - Department of Home Affairs - Change of use of existing residential care hostel to a residential and resettlement centre together with offices and welfare facilities for the Probation Service - Tromode House Ballafletcher Road Cronkbourne
- PA15 00148 B - Mr and Mrs Lionel Skillicorn - Erection of a sun room extension to replace existing conservatory - Waters-Edge Kewague
- PA15 00159 B - Mr R Cowley - Replacement of existing glazed conservatory roof with roof tiles - 3 Ballamillaghyn Estate Mount Rule

- PA15 00174 B - Iliam Christian - Erection of a replacement dwelling with associated landscaping and parking - Rose Cottage Lhergy Cripperty Union Mills
- PA15 00175 B - Iliam Christian - Erection of a detached dwelling with associated landscaping and parking - Rose Cottage Lhergy Cripperty Union Mills
- PA15 00176 B - Manx Telecom - Erection of temporary office accommodation - Greenhill Communications Centre Isle of Man Business Park Braddan
- PA15 00198 B - Eden Park Developments Ltd - Variation of condition 10 of approved industrial development (PA11/01232/B) to allow for research and development uses - Field 521919 Land Adjacent to Eden Park

15/080 Planning Approvals

It was **unanimously resolved** to note the following Planning Approvals

- PA14 00846 B - Island Drainage and Groundwork Ltd - Creation of a compound, including the erection of a storage building with associated offices and welfare facilities - Recycling and Storage - Part Fields 522518,524096/740 Middle Park Kewaigue
- PA14 01367 B - Department of Environment, Food & Agriculture - Alterations, installation of a replacement bridge, footpath alterations and formation of a vehicle turning area - Bridge within Port Soderick Glen Port Soderick
- PA14 01437 B - Dandara Commercial Ltd - Variation of condition 1 of approved application PA11 00170 B (erection of an office building (Block A) with associated drainage, car parking and landscaping) - Field 521895 between MEA Building and Cooil Road
- PA14 01442 B - Dandara Commercial Ltd - Variation of condition one of approved PA11 00169 B (Erection of an office building (block B&C) with associated drainage works, car parking and landscaping) to extend period of permission - Part Fields 521888
- PA14 01450 B - Manx Utilities - Conversion of existing appliance store to changing room/showers and offices including window and door alterations - Manx Utilities Authority Ballacottier HQ Isle of Man Business Park

15/081 Planning Appeal

It was **unanimously resolved** to note the following Planning Appeal

- PA14 00847 A - Lady Helen Crichton-Stuart - An application for approval in principle for residential development - Plot of Land at Kames Court to East of Hollin Lane Cronkbourne Braddan

Section 2

15/082 General Matters

For Noting

- Schedule of Arrears
- Completion Certificates – Rates
- Rates Income Report
- Legal Aid Committee – Public Consultation
- Department of Economic Development – TT Course Prohibited and Restricted Areas
- Braddan Parish Day


**15/048 Private
Tenants – House Move**

It was **unanimously resolved** to note the a move of a tenant from an under occupied 4 bed property had been agreed which would allow a larger family to be correctly housed.

15/049 Date for next meeting

A date for the next Meeting was set for Thursday 26th March 2015.

There being no further business, the meeting closed at 16.45 pm.


.....Signed

26/3/15
.....Date

CHAIRMAN'S
INITIALS

/o